



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, January 11, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:30 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- Present** 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Terry Lynne, and Commissioner Chris Brewer
- Staff** 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

A.1 TMP-1593 Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 7:00 pm.

B.1 TMP-1592 Consider approval of the minutes of the December 14, 2015 Planning and Zoning Commission meeting and take appropriate action.

A motion was made by Commissioner Blackson, seconded by Commissioner O'Quinn, that the Minutes be approved. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.2 [15-PL-09](#)

Consider a request for final plat approval of Royal Hospitality Addition, Lots 1 and 2, Block A.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 6.104 acre site is located east of Luna Rd and south of Mercer Pkwy in PD-88. The site includes a dedication of an easement in the center of the property to be used for utilities and the abandonment of a second easement for a proposed monument sign as well as entry access for the project site. This case was originally presented to the Commissioners in June 2015 as a request for a Specific Use Permit for the development of a full service hotel and a 5-story multi-family development with retail space on the ground floor; the Ordinance was approved by City Council. There are no proposed changes to the site plan or facade materials.

Chairperson Hardie asked the Commissioners if they have any questions regarding this agenda item; Commissioner O'Quinn asked if any additional monument signs were proposed and if the land owner or developer had expressed concerns regarding a need for them; noting that the style of the proposed monument sign is inconsistent with the existing signage. Mrs. Jackson advised that neither the developer nor land owner have expressed concerns with the inconsistent sign styles or have proposed any additional signage. Commissioner O'Quinn asked if the removal of the signage easement would be detrimental to the total Mercer Crossing area. Mrs. Jackson advised that Planning staff does not foresee the removal of the easement as detrimental to the area.

Commissioner Blackson asked the applicant to review the construction schedule for the hotel and multi-family development. Mrs. Jackson invites the developer, Zahra Makhani, to the podium. Mr. Makhani (5721 Adair Lane, Plano, TX 75024) advised that the development is currently in the planning phase and that construction of both buildings is expected to begin in July or August 2016.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

C. PUBLIC HEARING

C.1 15-SP-09

Consider a request from Minsuk Kim / Komerica Building Maintenance Inc. for a detailed Site Plan for a retail building located at 13150 Senlac Drive and take appropriate action. This 3.451-acre site is located within Planned Development 77 (PD-77) zoning district. This Site Plan request includes one Special Exception.

Andreea Udrea, Planner II, gave a brief presentation stating that the site is located on the southeast corner of Valley View Lane and Senlac Dr. and is surrounded by Light Industrial and Retail uses on all sides. Of the 3.451 acre site, the applicant is proposing the development of only the northern portion of the property (1.88 acres) and will develop the remaining 1.57 acres at a later date. This portion of the site will include a 21 ft. retail building that is composed of 9 suites to accommodate retail and office uses. The applicant has also proposed restaurant use in 1 or 2 suites, however PD-77 requires restaurant uses to obtain a Specific Use Permit. The applicant has indicated this on the site plan and understands the necessary approval process. Additionally, the applicant has proposed two driveways for access to the site from Senlac and Valley View, a 6-ft wide sidewalk along Senlac Dr. and Valley View Lane, 94 parking spaces with 4 ADA parking spaces that will be distributed around all sides of the building, a 19,000 sq. ft. retail building with 29 ft. towers and Spanish style architecture. The proposed landscape plan includes approximately 27% of the site and due to the constraints of the narrow corner of the site, the applicant has to remove 29 existing trees along the eastern property line and randomly distribute them in the center of the lot. As a compensation the applicant will plant a total of 35 new trees along Senlac Dr. and Valley View Lane as well as the landscape islands inside the parking lot. Staff supports the new tree distribution as it enhances the curb appeal of the site. Additionally, the applicant is proposing to install a 3 ft. high landscape berm to screen the parking area along Valley View and Senlac and a single 6 ft. x 10 ft. monument sign.

The special exception for this detailed Site Plan is a request for off street parking within PD-77. Currently, PD-77 does not allow any paving forward of the building setback line and the building setback line for secondary streets such as Senlac Dr. must be at minimum twice the building height from the street right-of-way line. In this case, the building setback line should be 59 ft. This detailed Site Plan proposes a setback for the parking lot along Senlac Dr. that will be approximately 15 ft. from

the street right-of-way. The proposed building will be located at a minimum 67 ft. setback from the property line. Staff supports the proposed site layout with this special exception, a parking lot setback encroachment, due to the quality of the proposed landscape plan, the screening along Senlac Dr., the placement of the proposed building, and the configuration of the surrounding properties. 8 zoning notifications were mailed to the surrounding properties; no letters of opposition were received.

Chairperson Hardie invites the applicant to the podium. Mr. Joe Ezell (507 S. Durango, Irving, TX), project Engineer, begins his presentation by noting the importance of the tree disbursement that will prevent the branches from entangling with the power lines. Mr. Ezell notes that the applicant recently completed a similar style development in Irving and encouraged the Commissioners to review the property to address any concerns they may have about the finished product.

Commissioner Lynne notes that the on-street parking will need to be addressed to maintain an easy flow of traffic. Mr. Gillies advised that on-street parking issues are typically handled by the Public Works Department and notes that Planning staff will meet with them to review any parking impediments. At this time staff approves the portion of Senlac that applies to the applicant's proposed parking plan.

Mr. Ezell mentions that the parking from the commercial building to the west of the Komerica site frequently had overflow patrons that would use the on-street parking on Senlac Dr. and suggests that the issue may be resolved once the commercial tenant vacates the building in coming months.

Commissioner Lynne notes that the parking issue will likely become more complex if the neighboring commercial tenant does not relocate, in addition to daily business traffic, and the applicant's business patrons.

Commissioner O'Quinn asked if the rear of the building would be used for customer entry or if the building will be used as an office warehouse facility. Mr. Ezell advises that the rear of the building will only be used as an employee entrance and the building will be used for retail, office, and restaurants if approved.

Chairperson Hardie asked if anyone from the public would like to make a presentation or ask any questions regarding this agenda item; there being none, Chairperson Hardie closed the public hearing.

Commissioner Lynne asked the applicant if the one dumpster enclosure would be

sufficient for the property. Mr. Ezell notes that the 12 ft. x 12 ft. enclosure is large enough and could be expanded if needed.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner Lynne, seconded by Commissioner O'Quinn, that this detailed Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

D. ADJOURNMENT

A motion was made by Commissioner O'Quinn, seconded by Commissioner Brewer, that this meeting be adjourned at 7:23 pm. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

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Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday, January 7, 2015 by Kenecia Brown.


Chairperson


City Administration